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City of Detroit  
Board of Zoning Appeals  
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**JAMES W. RIBBRON**  
Director

PLEASE NOTE  
LOCATION OF  
HEARING HAS  
CHANGED

REGULAR MEETING OF  
**MARCH 17, 2020**  
BOARD OF ZONING APPEAL'S  
ON THE 2<sup>ND</sup> FLOOR, SUITE 212  
COLEMAN A. YOUNG MUNICIPAL CENTER

**DOCKET**

- I. OPENING:**
  - A. CALL TO ORDER.....9:00 A.M.**
  - B. ROLL CALL.....**

**II. PROCEDURAL MATTERS**

**III. MINUTES:**

- A. APPROVAL OF MINUTES: February 25, 2020**

**IV. COMMUNICATIONS:**

**V. MISCELLANEOUS BUSINESS:**

**VI. PUBLIC HEARINGS:**

**9:15 a.m. CASE NO.: 5-20 (aka SLU2019-00072)**

**APPLICANT: LEGACY CITY GROUP, LLC / AKUNNA OLUMBA**

**LOCATION: 7316 W. McNichols Rd. Between: Prarire and Monica in a B2 Zone (Local Business and Residential District)-City Council District #2**

**LEGAL DESCRIPTION OF PROPERTY: N--W MC NICHOLS RD 30&31 STAFFORD INTER-COLLEGE SUB L46 P82 PLATS, W C R 16/333 40 X 90**

**PROPOSAL: Legacy City Group, LLC/Akunna Olumba request dimensional (parking) variance to establish a Standard Restaurant with consumption on the premises and second floor outdoor seating area in a an existing two-story 5,818 square foot building in a B2 (Local Business and Residential District). This case is appealed because the Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings and Safety Engineering Department ten percent (10%) administrative adjustments where, after investigation by the Board, it is found that such modification is necessary to secure an appropriate development of a specific parcel of land, provided, that any such modification will not be inconsistent with other requirements and general purpose of this Zoning Ordinance; 26 parking spaces are required, 0 spaces proved, 26 spaces deficient. Sections. 50-4-132 - Other variances and 50-4-121 Approval Criteria.).AP**

\*This Meeting is open to all members of the public under Michigan’s Open Meetings Act\*

**10:00 a.m. CASE NO.: 95-19 (AKA BSEED 205-16)**

**APPLICANT: SUNSHINE AUTO CARE**

**LOCATION: 7706 TIREMAN AVE.** Between: Alpine and Central in a B4 Zone (General Business District)-City Council District #6

**LEGAL DESCRIPTION OF PROPERTY:** N TIREMAN 512&511 FRISCHKORNS TIREMAN PARK SUB L34 P43 PLATS, W C R 16/225 43 X 100

**PROPOSAL:** Sunshine Auto Care request a dimensional variance to establish a Major Motor Vehicle Repair Facility in an existing 4,171 square foot building and accessory parking at 8023 & 8033 Central approved with conditions Building, Safety, Engineering Case No. 205-16 effective date November 7, 2017 in a B4 zone (GENERAL BUSINESS DISTRICT). This case is appealed because appeals of the Buildings and Safety Engineering Department on Conditional Use permit applications shall be taken to the Board of Zoning Appeals within fourteen (14) days of the date of the department's decision, also, the Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination that is made by an administrative official in the administration of this Zoning Ordinance, or any decision made by the Buildings and Safety Engineering Department involving Conditional Uses; screening of parking area – proposed screening material does not meet the standards and setback from residential – front 20 ft required – 5 ft 6 in proposed. (Sections. 50-4-101 - Jurisdiction over appeals of administrative decisions and 50-4-121 Approval Criteria).AP

**10:45 a.m. CASE NO.: 68-18**

**APPLICANT: ALVIN NABIL ALOSACHI**

**LOCATION: 16711 MACK AVE.** Between: Bishop and Yorkshire in a B4 Zone (General Business District)-City Council District #4

**LEGAL DESCRIPTION OF PROPERTY:** N MACK 127 & 128 EXC MACK AVE AS WD GROSSE POINTE VIEW SUB L48 P35 PLATS, W C R 21/717 40 X 92.95A

**PROPOSAL:** Alvin Nabil Alosachi appeals and requests to reverse the decision of the Buildings Safety Engineering and Environmental Department (PIN: 21001481-2) which DENIED the establishment of a Medical Marihuana Provisioning Center Facility (MMPCF) in an existing approximate 2,941 square foot building in a B4 zone (General Business District). This case is appealed because the Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination that is made by an administrative official in the administration of this Zoning Ordinance, or any decision made by the Buildings and Safety Engineering Department involving Conditional Uses. Also, no Conditional Use shall be approved by the Buildings and Safety Engineering Department, or the Board of Zoning Appeals on appeal, unless each of the general findings of Section 50-3-281 are made; the proposed MMFCF site is located within 872.8 feet of a "DRUG FREE ZONE" known as St. Clare of Montefalco Catholic School located at 16231 Charlevoix, Grosse Pointe, Park, Mi. 48230. (Sections. 50-4-102 Jurisdiction Over Appeals of Administrative Decisions, Sec. 50-3-534(b) (1). Permitted districts for medical marihuana facilities; Conditional Uses; Restrictions and 50-3-281 General Approval Criteria).AP

MARCH 17, 2020  
DOCKET CONTINUED

**11:30 a.m. CASE NO.: BSEED SLU2019-00141 – COMMUNITY APPEAL**

**APPLICANT: VEDA SHERMAN**

**LOCATION: 1657 Gladstone, 1503 Blaine, 1426 Pingree and 8519 John C Lodge**  
Surrounding Streets: Rosa Parks Blvd., Gladstone St., W. Euclid St and John C. Lodge in a R2 Zone (Two-Family Residential District) & R3 Zone (Low Density Residential District)-City Council District #5

**LEGAL DESCRIPTION OF PROPERTY:** S GLADSTONE W 5 FT 60 E 25 FT 59 STEPHENS SUB L30 P44 PLATS, WCR 8/118 30 X 111.29A and S BLAINE 44 BESSENGER & MOORES BLAINE AVE SUB L24 P65 PLATS, W C R 6/2 30 X 100 and N PINGREE 24 HOMER WARRENS SUB L15 P63 PLATS, W C R 6/115 30 X 100 and W JOHN LODGE S 9.82 FT 5 LOT 6 & N 19.73 FT 7 BARBOUR & REXFORDS RESUB L24 P11 PLATS, W C R 6/114 64.46 X 100

**PROPOSAL:** Veda Sherman appeals the decision of the Buildings Safety Engineering and Environmental Department (BSEED SLU2019-00141 effective date of decision January 21, 2020) which (Approved with Conditions) the establishment of an Urban Farm (Tree Farm when principal use) on multiple parcels of existing vacant land in a R2 Zone (Two-Family Residential District) & R3 Zone (Low Density Residential District). This case is appealed because appeals to the Board of Zoning Appeals may be taken by any person, firm, partnership or corporation, or by any City department, commission, board or other City agency which is aggrieved 1) by a decision of an enforcing officer, or 2) by any decision made by the Buildings and Safety Engineering Department involving Conditional Uses; Michigan courts have held that in order to meet the “aggrieved person” standard, the appellant must prove that he or she (or it, if the appellant is an organization) has suffered special damages related to the beneficial use and enjoyment of his/her own property that are not common to other property owners similarly situated. The party filing the appeal must be more than a mere resident of the City; he or she must be able to show harm or damages that are unique to him or her, and to his/her property, specifically. (Sections 50-4-102 Appeals, Michigan Case Law on “Aggrieved Person” Standard and 50-3-381 General Approval Criteria (Community Appeals)).AP

- VII. **PUBLIC COMMENT / NEW BUSINESS**  
Next Hearing Date: March 24, 2020
- VIII. **ADVISEMENTS / OLD BUSINESS**
- IX. **MEETING ADJOURNED**

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at (313) 224-4950, through the TTY number 711, or email at [crio@detroitmi.gov](mailto:crio@detroitmi.gov) to schedule these services.